

**10 Chandler Street | South End, MA**  
Animal Rescue League of Boston



**SMALL PROJECT REVIEW APPLICATION**  
Pursuant to Article 80E of the Boston Zoning Code

October 10, 2024

**SUBMITTED BY**

**Animal Rescue League of Boston**  
10 Anna's Place  
Dedham, MA 02026

**PREPARED BY**

**JGE Architecture + Design**  
40 Court St. Suite 200  
Boston, MA 02108

**SUBMITTED TO**

**Boston Planning Department**  
One City Hall Square, 9th Floor  
Boston, MA 02201

**IN ASSOCIATION WITH**

**QPD**  
4 Hearthstone Rd  
Westford, MA 01886



September 27, 2024

Mr. Devin Quirk  
Chief of Planning  
Boston Planning Department  
One City Hall Square, 9th Floor  
Boston, MA 02201

Re: Article 80E Small Project Review Application for 10 Chandler Street, South End

Dear Chief Quirk:

Pursuant to Article 80, Section 80E-2 of the Boston Zoning Code, the Animal Rescue League of Boston ("ARL") is very pleased to submit this Small Project Review Application for the proposed redevelopment of our Boston facility located at 10 Chandler Street in the South End. We propose to construct a new 30,000 square foot three story building as a replacement and enhancement of our current animal care and adoption center on the property. Our current facility is outdated and in need of replacement after decades of service to the community.

The project will be "as of right," zoning-wise, in conformance with all use and dimensional regulations for new construction in the Community Commercial Subdistricts located in the South End Neighborhood district per Article 64 of the Zoning Code.

10 Chandler Street has been ARL's home for the past 68 years, but it must now be rebuilt from the ground up to continue to meet the needs of the animals and people that we partner with. Our mission drives every decision that ARL makes, and the new state-of-the-art facility will benefit the animals we care for, while also ensuring we reach as many pets and people as possible through our services for pet owners living primarily in under-resourced communities.

The proposed project will include a veterinary hospital, animal care and adoption center, and dog training courses, all of which are services currently provided at the property. ARL will reinvest its resources into the historic South End neighborhood – a central location, which makes our critical programs and services more accessible to the animals and people who need us most.

We look forward to continued collaboration with the Planning Department and the community to ensure that this project and ARL remain a valuable part of the South End and a resource for all the residents of Boston.

Sincerely,

A blue ink handwritten signature, appearing to read "Edward Schettino", is written over a horizontal line.

Edward Schettino, DVM, PhD, CAWA  
President & CEO  
Animal Rescue League of Boston





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# PROJECT TEAM

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## Owner

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# PROJECT TEAM

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## Communications

### **The Strategy Group**

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# PROJECT SUMMARY

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## **PROJECT NARRATIVE & SCHEDULE**

For 125 years, The Animal Rescue League of Boston (ARL) has responded to the needs of animals and the people who care about them. With over 1,200 dedicated volunteers and 100 staff members, ARL supports local animals, families, and neighborhoods with veterinary care, adoption, and a wide spectrum of field services.

For the past 70 years, ARL has provided the majority of its services out of its headquarters at 10 Chandler Street in Boston's South End neighborhood. The current facility is no longer suited to continue the mission and must be replaced. Consistent with current uses on site, the proposed new facility will house an animal shelter with medical and other support services, dog training, and the Boston Veterinary Care clinic (BVC) which is open to the public.

The approximately 30,000 square foot three-story facility will be built adjacent to Tremont Street with an attached single-story dog training space, parking for 25 cars, and outdoor dog runs. In order to provide uninterrupted services to the community, Animal Rescue League will continue to fully operate its shelter and veterinary clinic during construction.

Groundbreaking is expected to occur in late spring 2025 and the construction duration is anticipated to be 15-18 months in total. The three story sections of the building should be completed within approximately 12-14 months, after which ARL will relocate its operations into the new building. Demolition of the existing structure and sitework will occur over the following 3-5 months.

## **COMMUNITY BENEFITS**

The Animal Rescue League has been serving the greater Boston community for more than 125 years. They have been providing services and programs from their South End location at 10 Chandler St for nearly 70 years. Throughout their years in the community, ARL has provided direct animal care which meets best practice standards in animal welfare. ARL achieves this mission through a variety of community programs that range from dog training and pet adoption to providing accessible, affordable spay and neuter services. Specific services provided to Boston residents include:

- **Free Pet Behavior Helpline**
- **Dog Training**
- **Temporary Pet Housing for families facing homelessness**
- **Pet Surrender Services**
- **Boston Veterinary Care**
- **Spay Waggin'**  
A mobile veterinary surgical vehicle that provides low-cost spay & neuter services in Greater Boston.
- **Wellness Waggin'**  
A high-quality, low-cost pet wellness mobile care unit for residents of Dorchester, Roxbury, Mattapan, Hyde Park, and East Boston in partnership with Action for Boston Community Development (ABCD).
- **Community Vet Services**



# PROJECT SUMMARY

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## COMMUNITY BENEFITS

- **Healthy Animals, Healthy Communities**

Community-based program, provides complimentary assistance to local families and their pets to help prevent animal homelessness, suffering, and neglect.

- **Community Cat Services**

ATrap – Neuter – Return services

The construction of their new facility will create approximately 200 FTE construction jobs.

The proposed site plan incorporates the rebuilding and improvement of the existing infrastructure surrounding the parcel. Sidewalks, plants and greenery will be restored.

# PROJECT INFORMATION

## PROJECT DESCRIPTION

The project site is comprised of approximately 41,505 SF of land area situated between Chandler, Berkeley, Appleton and Tremont Streets in the South End neighborhood subdistrict of Boston. As such the project is subject to the design review and approval of the South End Landmark District Commission. The City of Boston Assessor's Parcel Number is **0500692000**.

The proposed Project is located at 10 Chandler Street, with an existing building on the site that is owned and operated by the Animal Rescue League of Boston (ARL). The proponent seeks to remove and replace the existing two (2) story animal facility with a modernized, new construction best-in-class animal shelter and veterinary clinic that will better serve the animals, the organizational staff and the public for generations to come. Vehicular access is achieved primarily by way of Chandler Street. When accessing the Boston Veterinary Care clinic, access is achieved by way of Tremont Street.



NORTHBOUND ALONG TREMONT STREET



FROM ARLINGTON STREET BRIDGE



FROM BAY VILLAGE ACROSS THE PIKE



FROM BERKELEY STREET BRIDGE



# PROJECT INFORMATION

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## **PROPOSED PROGRAM, DATA, & DIMENSIONAL INFORMATION**

Construction Type	IIB
Occupancy	B - Business
Accessory Occupancy	A-3 - Assembly
Sprinklered	Yes
Anticipated Max. Occupants	140
Floor Area	11,000
Aggregate Area	30,444
Height	54'-0"
Parking Spaces	25 Total (per permit #APCC453760) <ul style="list-style-type: none"><li>• 2 Accessible Van (1 EV Accessible)</li><li>• 23 Standard Space (3 EV Standard)</li></ul>
Zoning District	Article 64 - 1P South End Neighborhood District
Sub-District	Community Commercial
Site Area	41,505 SF
Building Area	30,474 SF
Levels	3
Floor Areas	
Level 1	11,475 SF
Level 2	9,626 SF
Level 3	9,373 SF
Proposed Program	
Level 1	Public Dog Adoption, Shelter Support, Dog Training
Level 2	Public Cat Adoption, Shelter Support, and Shelter Veterinary Clinic
Level 3	Administrative & Staff Spaces and Public Veterinary Clinic

# PROJECT INFORMATION

## DESIGN APPROACH

The proposed Project will consist of a new three (3) story animal adoption center and veterinary clinic. The enclosed plans, elevations and renderings depict the exterior and public realm approach to the overarching architectural expression, massing and contextual integration. Primary exterior facade materials such as full-depth red brick masonry, vertically-oriented punched windows, a warm tone masonry base accented by the buildings curvilinear form are ways in which the design achieves contextual alignment with the neighboring context throughout the South End and adjacent Bay Village neighborhoods.

The primary design composition has been developed through a general understanding that the site and proposed building can be perceived as a "theater in the round", having significant setback from abutting buildings and composed with almost every facade being visible from a public way. To complement this unique effect, the building's exterior features;

- ornament and craft through brick masonry and metal detailing
- distilling the aesthetic of the townhouse through a strong vertical rhythm of punched openings, and
- ideas around eroding the grid that is predominant throughout much of the Boston city building-scape.



10 CHANDLER ST., SOUTH END | BOSTON, MA



# PROJECT INFORMATION

## **SUSTAINABILITY**

The new animal adoption facility for ARL of Boston is re-using their existing urban site to continue serving the local community. This decision allows for a minimal urban impact while modernizing the building and operations from an outdated building. Additionally, the urban site makes use of nearby public transit lines and bicycle infrastructure for staff and public access. This site redevelopment also provides overall improvements to ensure best-practices for stormwater management and efficient site lighting.

Additional sustainability measures achieved through the modernization of ARL of Boston's facilities includes:

- Selecting low-maintenance and durable materials outside and inside to help with cleaning protocols and to reduce water usage.
- Selecting of highly durable and low-VOC materials for low life-cycle embodied energy.
- Incorporating natural daylighting throughout the building.
- Including energy-efficient lighting and mechanical systems throughout the building.
- Reducing unnecessary process water usage via good drainage design, easy to clean materials, and appropriate use of disinfectants.
- Updated building envelope to meet the standards of modern construction and energy performance.

ARL's sustainability approach centers on utilizing proven materials and technology for maintaining the health and well-being of animals in their care.

## **PARKING & ACCESS**

The proposed development includes 25 (off-street) on-site surface parking spaces; 20 of which will be accessed from Chandler St. along the north edge of the site and 5 will be accessed from Tremont St. along the southeastern edge of the site. Vehicles will both enter and discharge from the parking lot onto Chandler St. and Tremont St. respectively. A shared private alleyway adjacent to the south edge of the site is utilized for access to the garage and garbage pickup.

Employee bike storage has been located at the ground floor of the building with direct access to the public realm for easy in/out operation, while several visitor bike racks will be located along the sidewalk at the building entry.

All floors of the building are equipped with elevator access and direct access to the building's lobby space. In this way the building is compliant with MAAB 521 CMR, ADA regulations and is also universally accessible. The site is directly accessed via MBTA Public Transit using the following stops:

Tremont St @ Appleton St	Bus No. 43	0.1 mi
Berkeley St @ Chandler	Bus No. 9	0.1 mi
Tufts Medical Center MBTA Station	Orange Line	0.3 mi
Arlington MBTA Station	Green Line	0.4 mi
Back Bay MBTA Station	Commuter Rail, Orange Line, Bus No. 39	0.4 mi

# PROJECT INFORMATION

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## **SITE DESIGN**

**Civil** - The site layout and parking have been consciously designed to provide the required parking while minimizing curb cut width and locating curb cuts to maintain existing street trees. Additionally, ADA and EV parking spaces have been provided. All ADA parking spaces including the accessible isles will be graded to meet ADA requirements. Site grading along the northeast side of the building will be cognizant of the existing trees and their root zones. Vehicle tracking diagrammatic movements have confirmed access to the garage with a large van.

**Landscape** - The site's landscape was designed to buffer areas of parking, maintain utility and back-of-house functions in the adjacent alleyway, and better integrate the site into the park-like atmosphere at this end of Chandler Street. The site design also maintains existing mature trees, where possible, enhancing that framework with additional buffer shrubs, groundcover plantings and area of turf. These greenscape elements provide shade and cooling, intercept and infiltrate stormwater, and help filter pollutants. These features are particularly important given the site's location near the Mass Pike. The site's landscape design will also serve to reduce stress for building visitors, employees, and its animal occupants through a simplified plant palette and uncluttered design that offers calm.

## **STORMWATER**

All Stormwater runoff generated from the Site will be collected and directed to two subsurface infiltration systems in the parking areas. All site runoff exposed to vehicular traffic will be collected and treated for water quality prior to infiltration. The infiltration systems are sized to capture and infiltrate 1" of runoff over the site's impervious area per BWSC requirements. Excess flows will be controlled by outlet controls structures and discharged to the drainage infrastructure in Chandler and Tremont Street. All discharge rates will be reduced in comparison to the existing site per MassDEP Stormwater Standards. The Project is currently evaluating the incorporation of green infrastructure such as pervious pavers, porous asphalt, and bioretention basins while being mindful of the mature tree roots to be maintained and site uses that may not be suitable for stormwater infiltration (animal waste).

## **COMPLETE STREETS**

The project site has frontage on two streets in the South End – Tremont Street and Chandler Street. For both streets, the Frontage, Pedestrian, Greenscape/Furnishing and Curb Zones meet or exceed the minimum recommended for the appropriate street type. See Exhibit 9.

Tremont Street was viewed as a Downtown Mixed-Use street, per the Boston Complete Streets Guidelines. Chandler Street was viewed as a Neighborhood Residential street. On Tremont Street, the sidewalk plans provide a wider sidewalk than currently exists. Together with the recent bike infrastructure upgrades on Tremont, the sidewalk plan creates a sizable buffer from adjacent vehicle traffic. This will result in a more comfortable environment for pedestrians. On Chandler Street, the sidewalk plans provide access in line with the neighborhood scale of that roadway. For both streets, the pedestrian zone will be constructed of concrete to provide a durable material that facilitates maintenance and will also meet accessibility requirements.

# APPROVALS

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## **ANTICIPATED PERMITS & APPROVALS**

Boston Planning Department:	Article 80 Small Project Review
South End Landmarks Commission:	Design Approval
Zoning Board of Appeal:	Article 32 Conditional Use Permit
Boston Water & Sewer:	General Services Agreement
Parks Department:	Design Approval
Inspectional Services Department:	Building Permit
Public Improvement Commission:	Public Realm Improvements

## **COMMUNITY ENGAGEMENT**

ARL, in conjunction with the project team, have made preliminary outreach to the surrounding community and its elected leaders. Specifically, letters and emails were sent to abutters, local community organizations, and elected officials in April, 2024 to introduce the proposed project. In addition, ARL made an informal presentation to the Board of the Ellis South End Neighborhood Association on April 23, 2024.

Continued community engagement is planned for the coming months, including presentations of the proposed plans to abutters and elected officials as desired, a November presentation to the membership of the Ellis South End Neighborhood Association, a City sponsored public meeting, and formal review by the South End Landmark District Commission.

# ZONING COMPLIANCE SUMMARY

## ZONING DISTRICT REQUIREMENTS

Dimensional Regulations	CC Zoning Subdistrict	Proposed Project Conditions	Zoning Compliant
Max. Floor Area Ratio	4.0	0.75	Yes
Max. Building Height	70'-0"	45'-0"	Yes
Min. Lot Size	None	N/A	Yes
Min. Lot Area Per Dwelling Unit	None	N/A	Yes
Min. Usable Open Space Per Dwelling Unit	200 SF	N/A	Yes
Min. Lot Width	None	N/A	Yes
Min. Lot Frontage	None	N/A	Yes
Min. Front Yard	None	N/A	Yes
Min. Side Yard	None	N/A	Yes
Min. Rear Yard	20'-0"	20'-0"	Yes

Parcel Area: 41,512 SF

Conformance with zoning code use regulations: Animal Hospital and Kennel Allowed by Right.



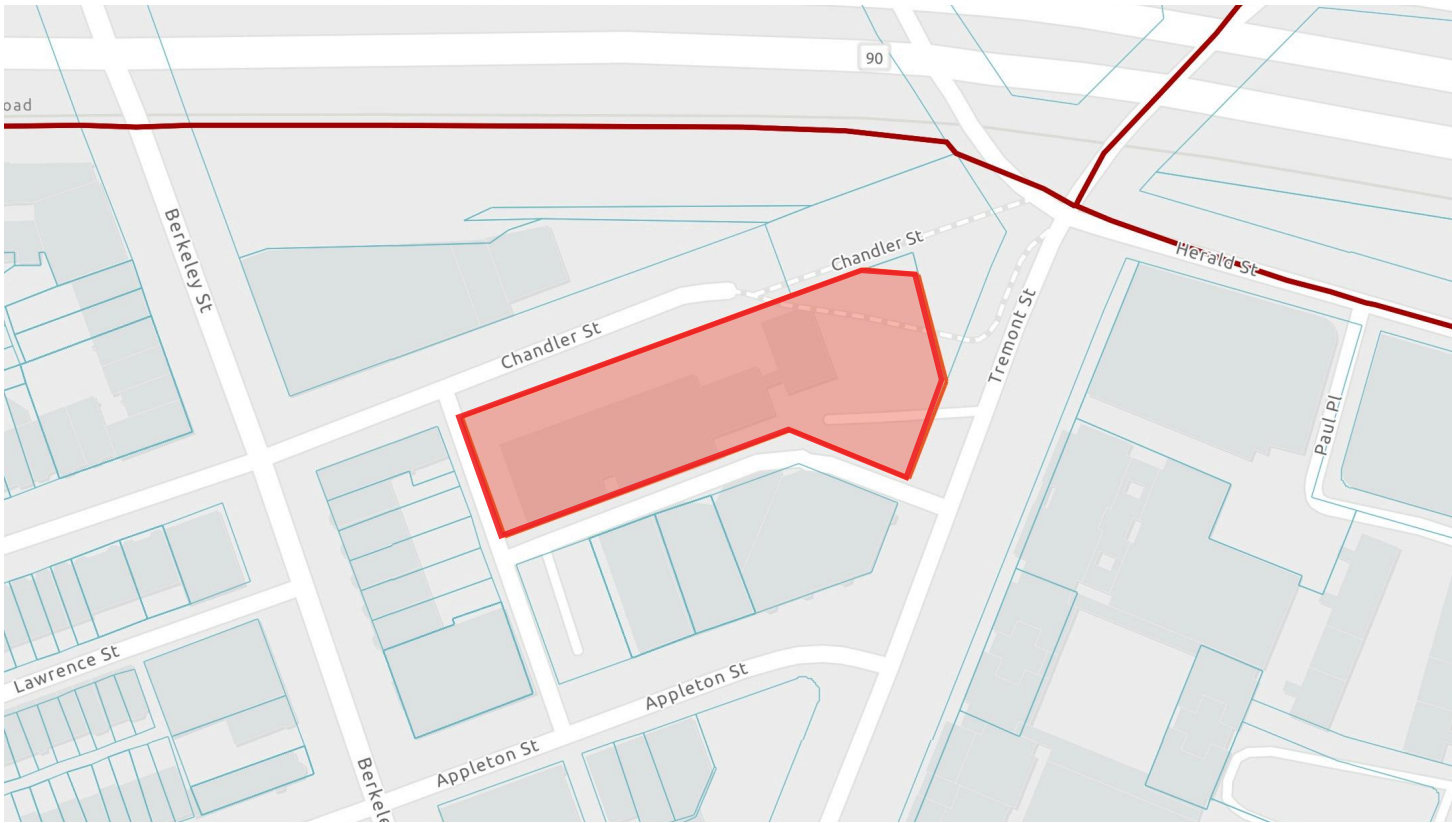
# DEVELOPMENT PROPOSAL

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Exhibit 1:	Assessor's Map
Exhibit 2:	Zoning Map
Exhibit 3:	Existing Conditions
Exhibit 4:	Neighboring Transit Locations and Walking Proximity
Exhibit 5:	Site Analysis
Exhibit 6:	Proposed Site Plan
Exhibit 7:	Renderings
Exhibit 8:	Materiality
Exhibit 9:	Proposed Public Realm
Exhibit 10:	Plans
Exhibit 11:	Accessibility Plans
Exhibit 12:	Elevations
Exhibit 13:	Enlarged Bike Room Plan
Exhibit 14:	Arborist Report

# EXHIBIT 1

## ASSESSOR'S MAP

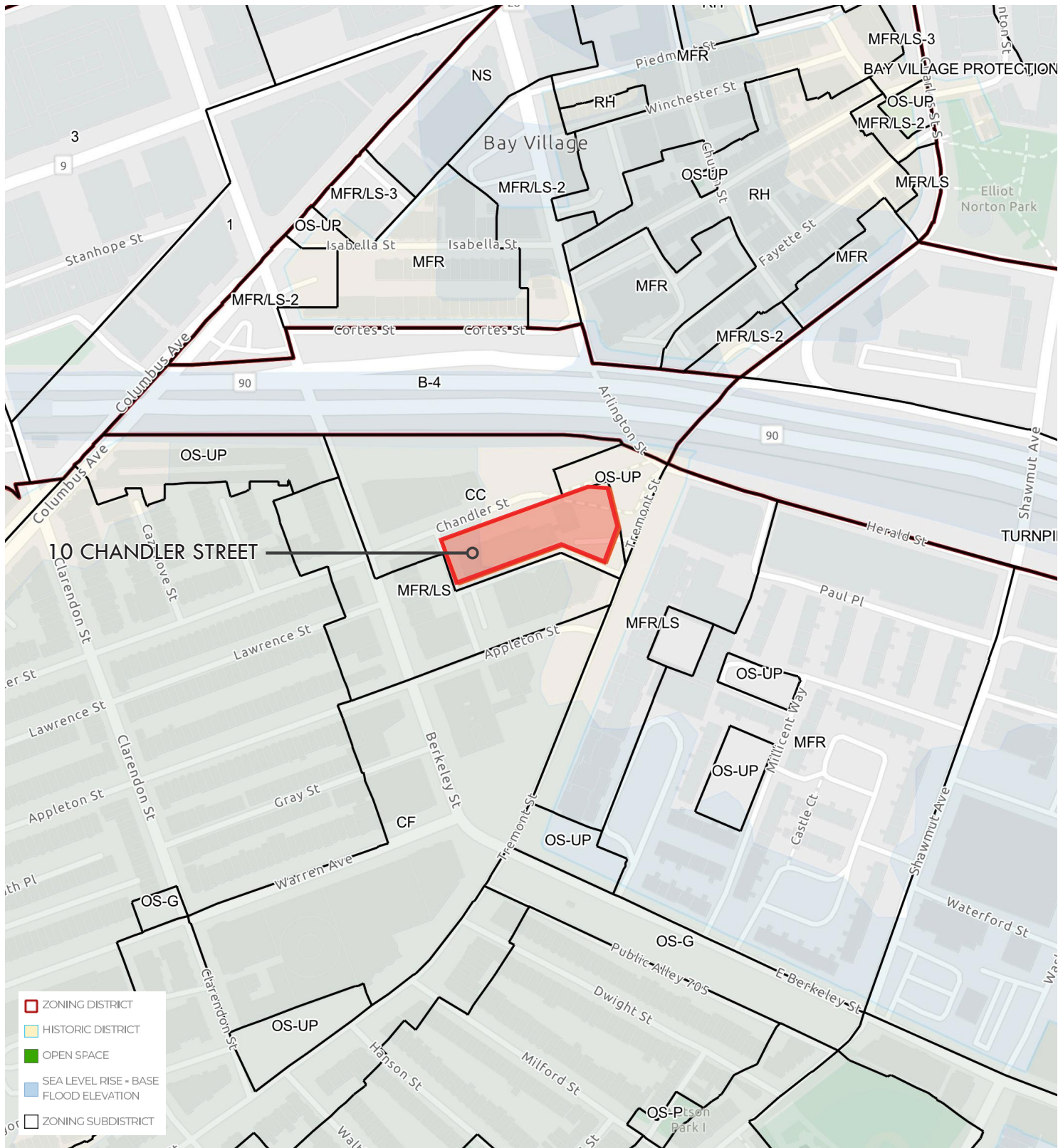


Parcel ID:	0500692000
Address:	425 Tremont Street, 02116
Land Use:	Exempt/Other
Lot Size:	41,505 sq ft
Building Value:	\$1,851,800.00
Land Value:	\$6,567,800.00
Total Value:	\$8,419,600.00

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# EXHIBIT 2

## ZONING MAP



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# EXHIBIT 3

## EXISTING CONDITIONS



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# EXHIBIT 3

## EXISTING CONDITIONS



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# EXHIBIT 3

## EXISTING CONDITIONS



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# EXHIBIT 4

## NEIGHBORING TRANSIT LOCATIONS AND WALKING PROXIMITY

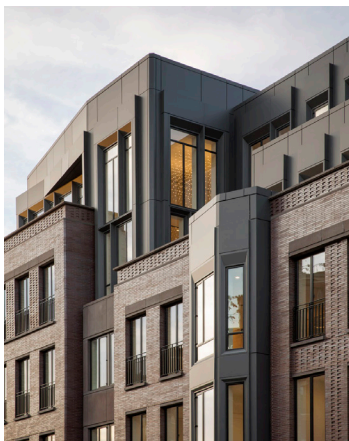


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# EXHIBIT 5

## SITE ANALYSIS - SOUTH END CHARACTER



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# EXHIBIT 5

## SITE ANALYSIS - COMPOSITION & DETAIL



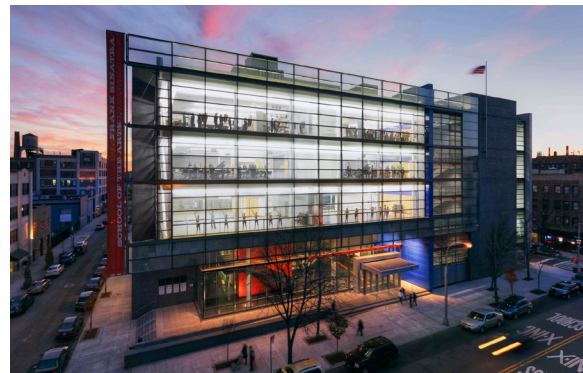
ERODING THE GRID



DISTILLING THE TOWNHOUSE



ORNAMENT AND CRAFT



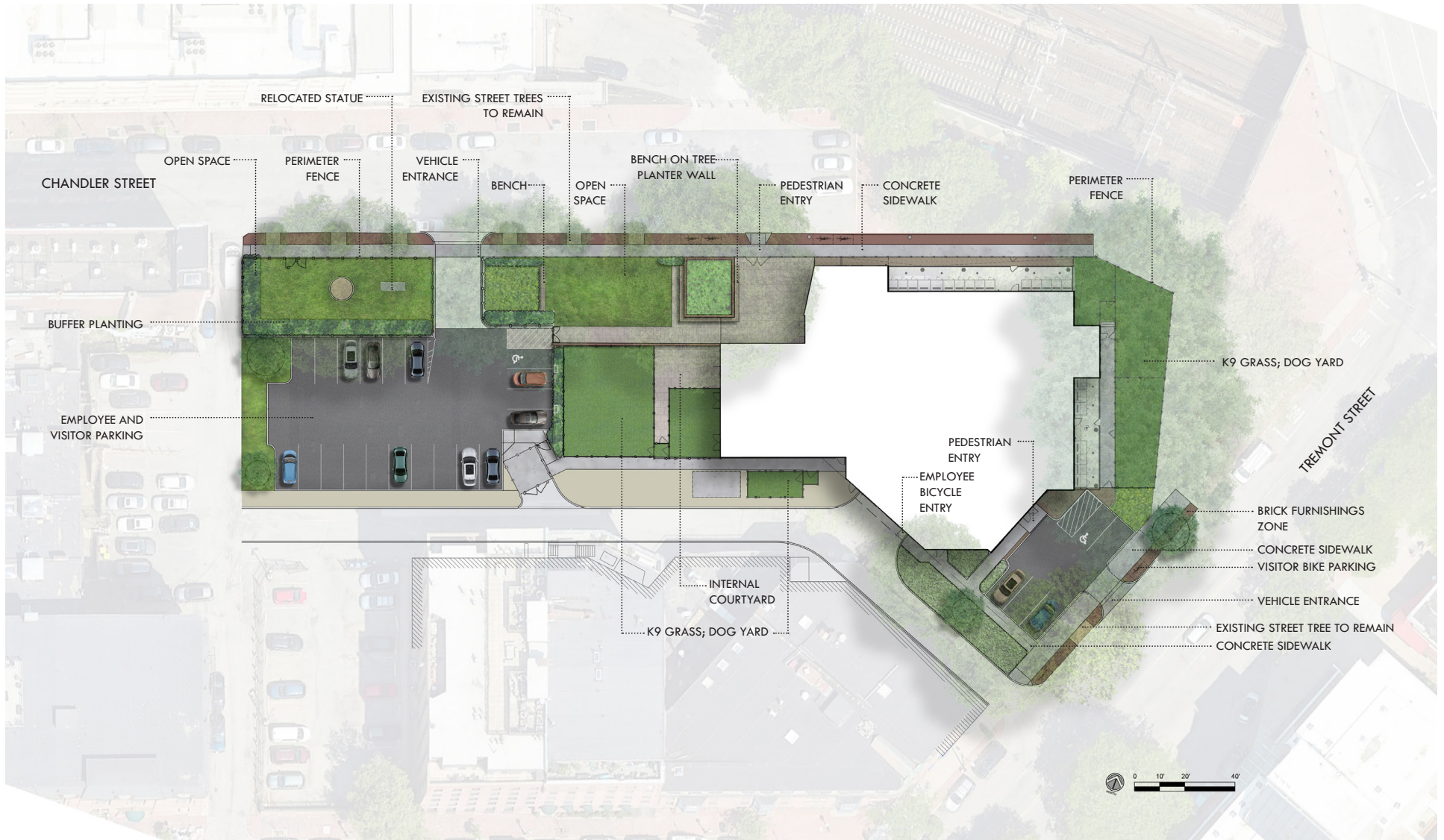
THEATER IN THE ROUND

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# EXHIBIT 6

## PROPOSED SITE PLAN



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# EXHIBIT 7

## TREMONT ST. BVC ENTRANCE



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# EXHIBIT 7

## CHANDLER/TREMONT PLAZA



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# EXHIBIT 7

FROM CHANDLER ST.



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# EXHIBIT 7

## CHANDLER ST. ENTRANCE



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# EXHIBIT 7

FROM TREMONT ST.



10 CHANDLER ST., SOUTH END | BOSTON, MA



# EXHIBIT 7

## ALONG PRIVATE WAY



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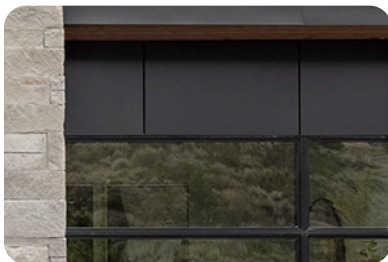
# EXHIBIT 8

## MATERIALITY

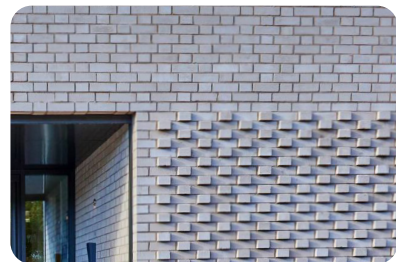
MATERIAL 01 - BRICK



MATERIAL 02 - METAL



MATERIAL 03 - CONCRETE BLOCK

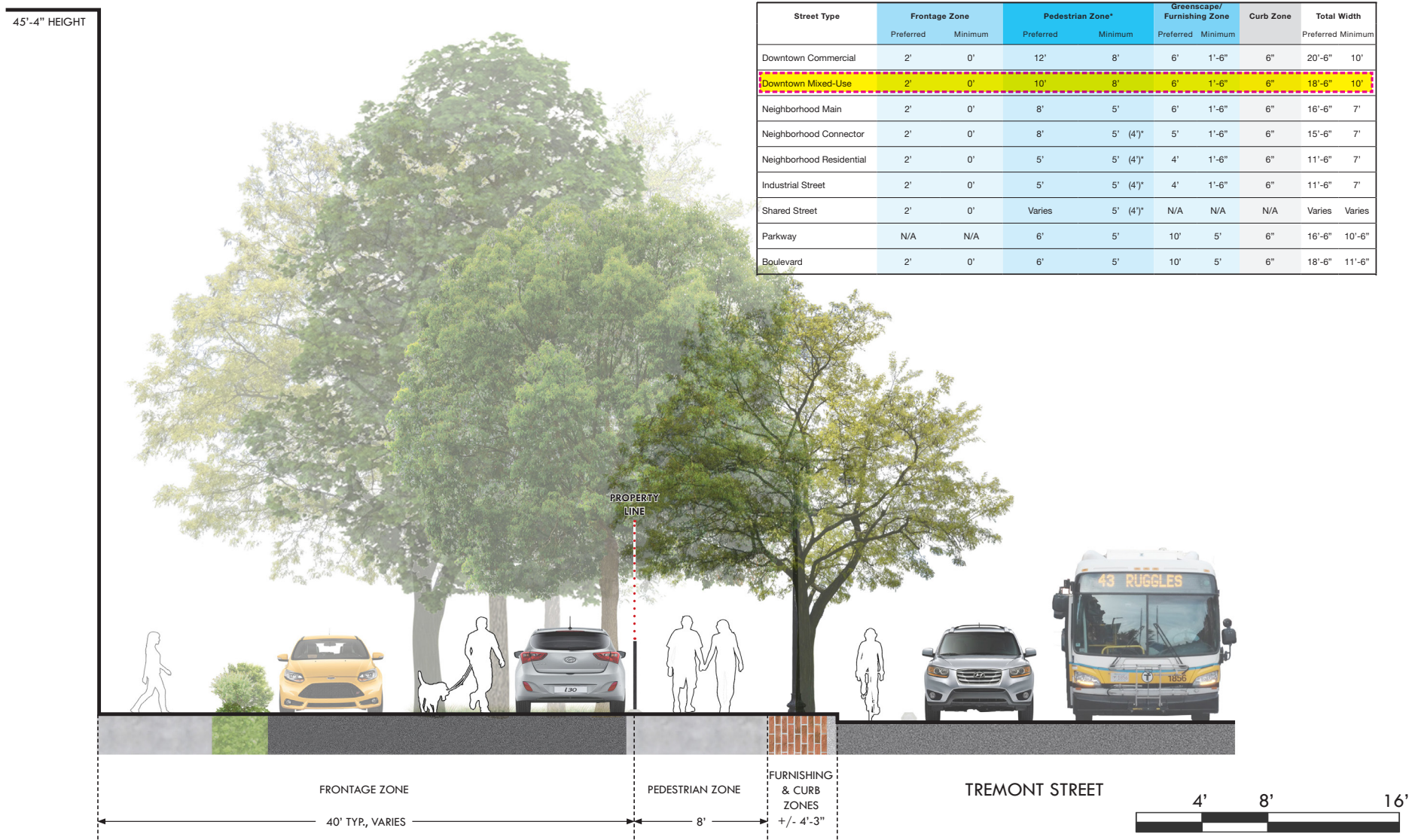


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# EXHIBIT 9

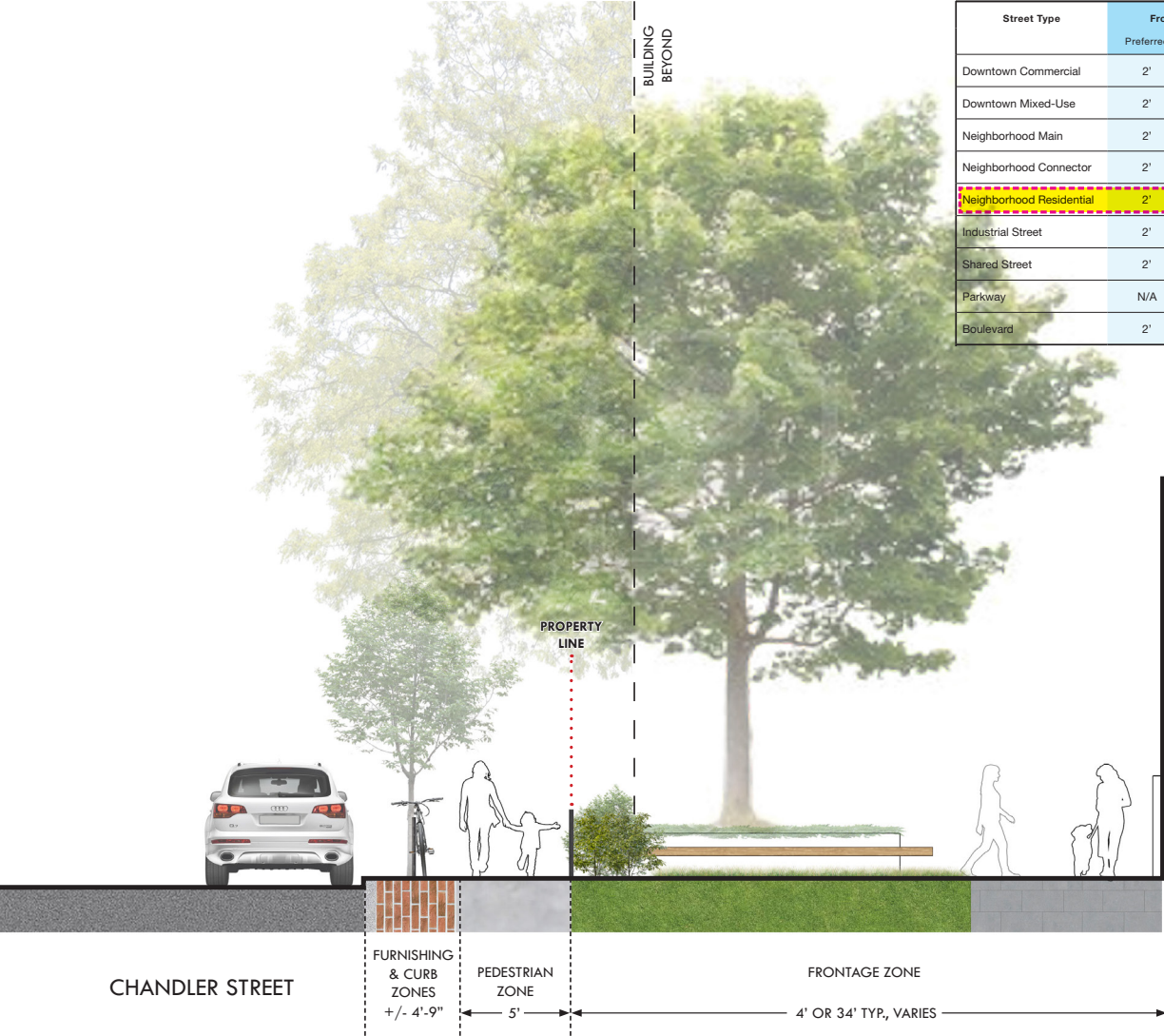
## PROPOSED PUBLIC REALM



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# EXHIBIT 9

## PROPOSED PUBLIC REALM



Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Commercial	2'	0'	12'	8'	6'	1'-6"	6"	20'-6"	10'
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Neighborhood Connector	2'	0'	8'	5' (4')*	5'	1'-6"	6"	15'-6"	7'
Neighborhood Residential	2'	0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
Industrial Street	2'	0'	5'	5' (4')*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4')*	N/A	N/A	N/A	Varies	Varies
Parkway	N/A	N/A	6'	5'	10'	5'	6"	16'-6"	10'-6"
Boulevard	2'	0'	6'	5'	10'	5'	6"	18'-6"	11'-6"

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## PLANS

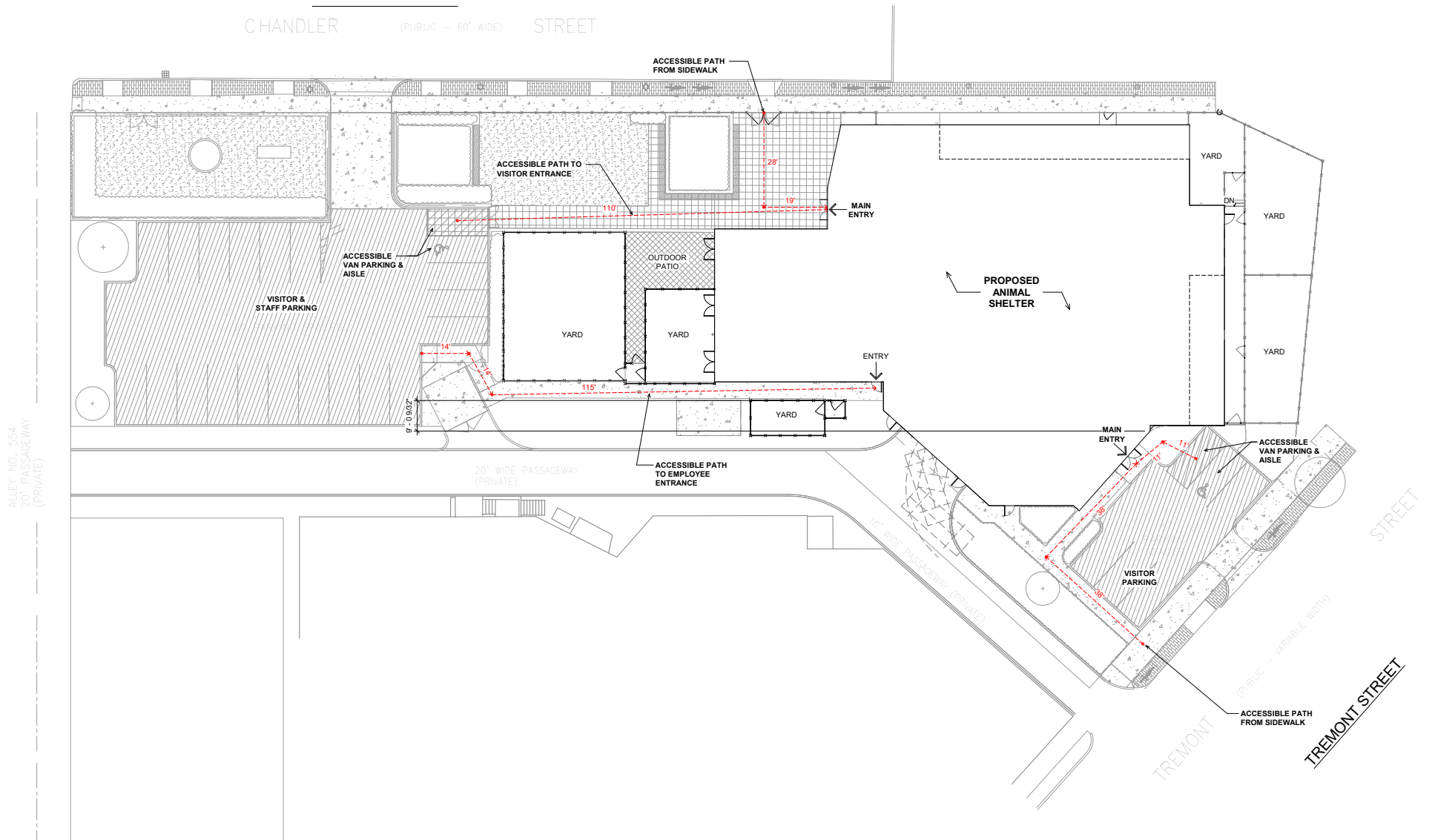


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# EXHIBIT 11

## ACCESSIBILITY PLANS

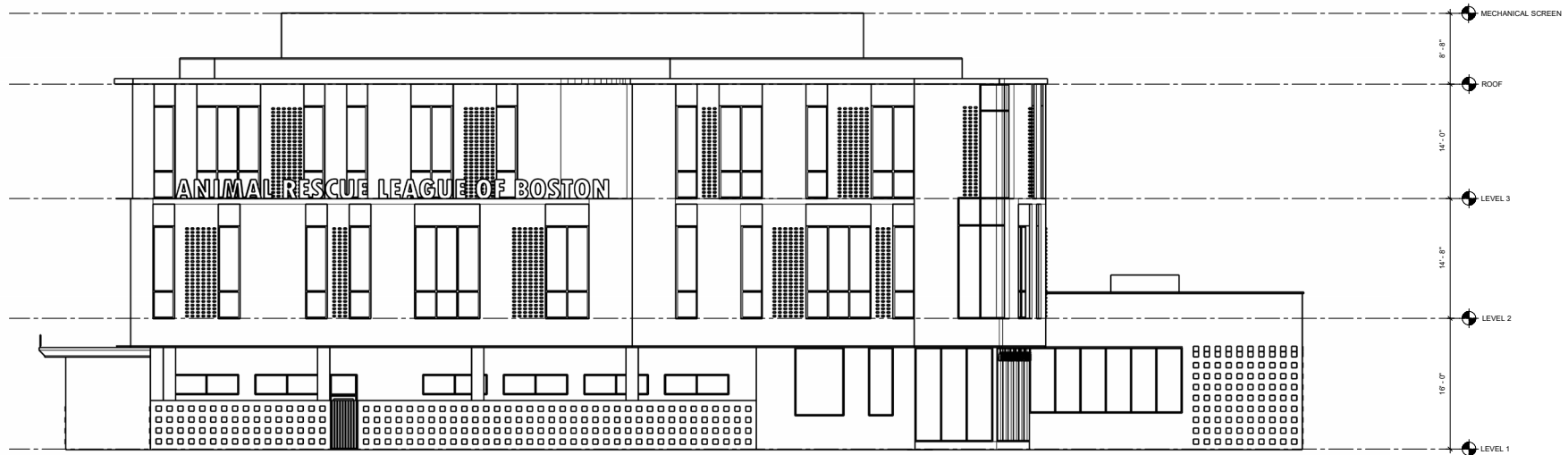


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# EXHIBIT 12

## ELEVATIONS



NORTH

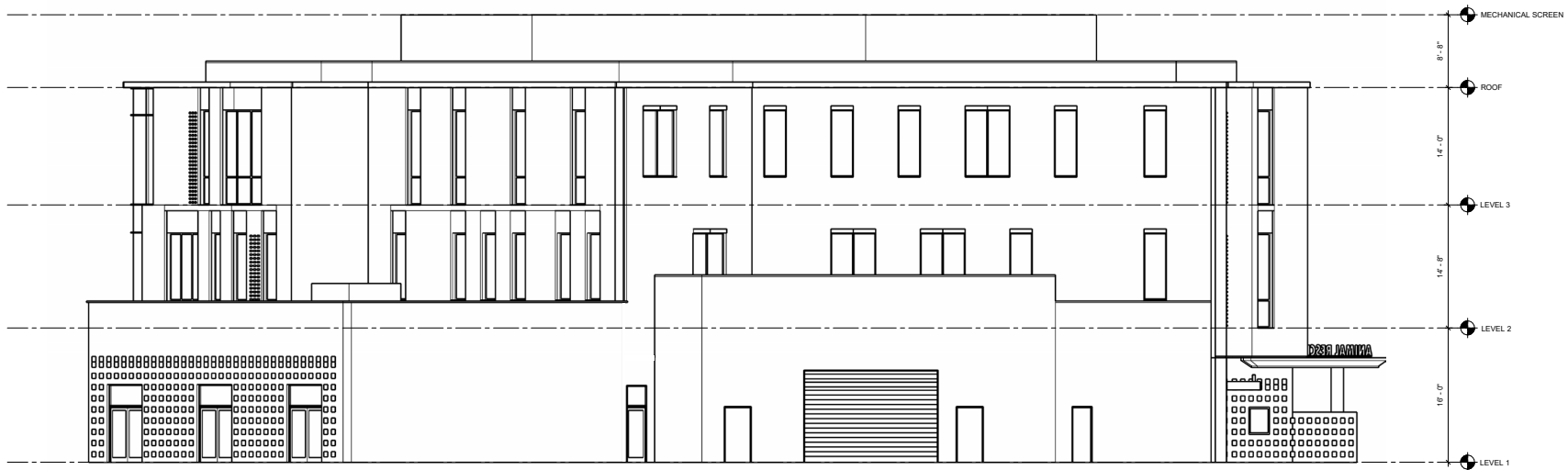


WEST

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# EXHIBIT 12

## ELEVATIONS



SOUTH



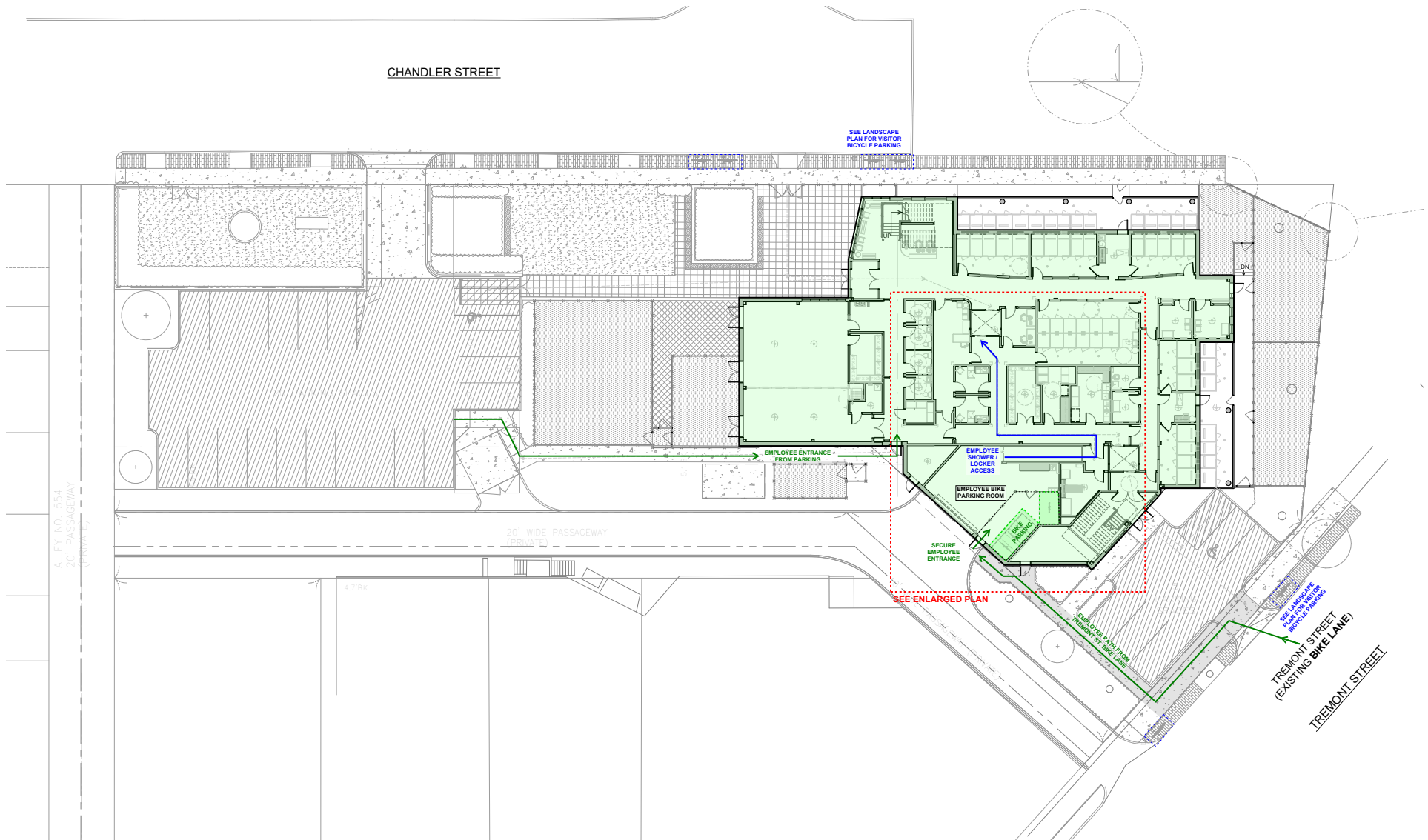
EAST

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# EXHIBIT 13

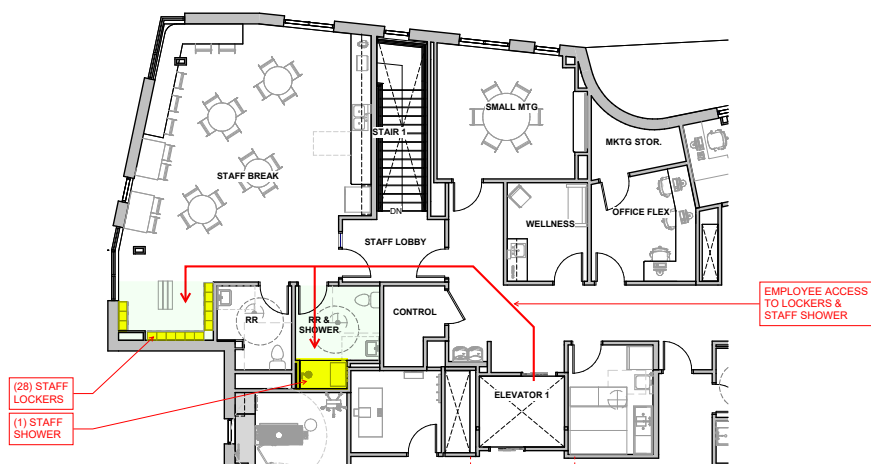
## ENLARGED BIKE ROOM PLAN



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# EXHIBIT 13

## ENLARGED BIKE ROOM PLAN



2 LEVEL 3 - STAFF SHOWERS & LOCKERS  
SCALE: 1/8" = 1'-0"

### EMPLOYEE BICYCLE PARKING CALCULATIONS:

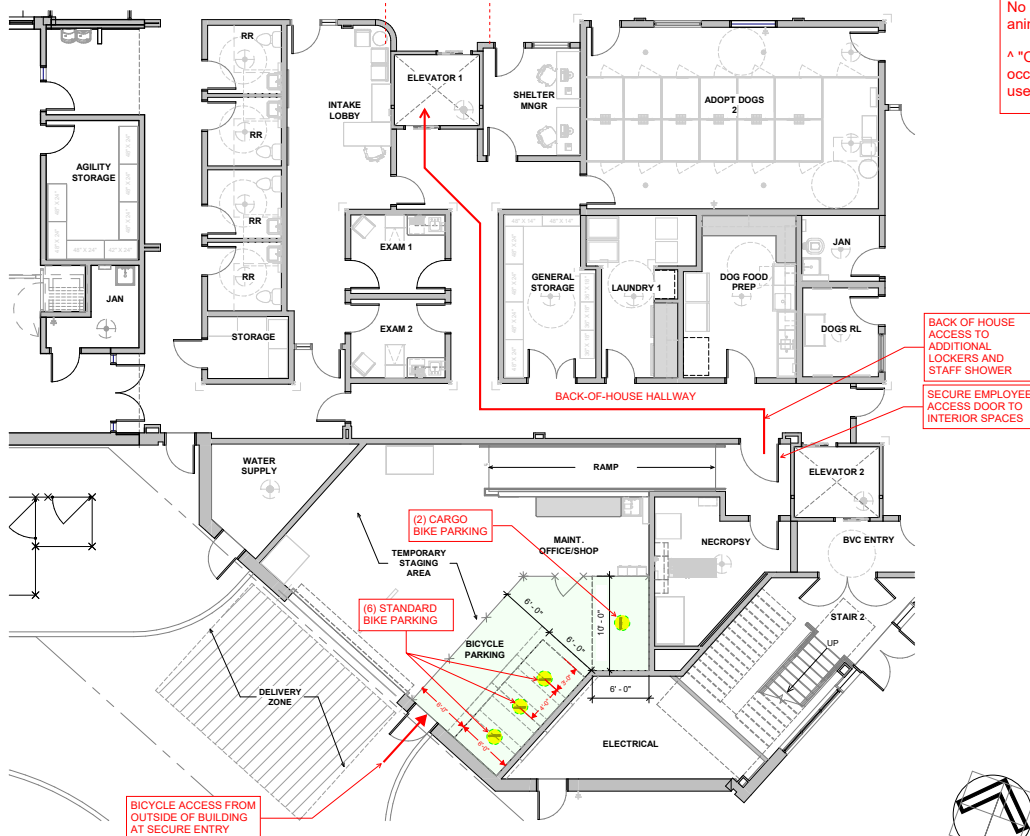
BUILDING USE TYPE:	INSTITUTIONAL
PLAN APPLICATION:	ARTICLE 80 SMALL PROJECT REVIEW
BUILDING USE:	ANIMAL SHELTER
<b>BUILDING DATA:</b>	
BUILDING AREA:	30,445 SF
UNOCCUPIED AREAS*:	13,280 SF
OCCUPIED AREAS*:	17,165 SF
EMPLOYEE BIKE SPACES:	1 : 2,500 SF $17,165 / 2,500 = 6.9$ REQUIRED <b>(8) PROVIDED</b>
EMPLOYEE LOCKERS:	1 : 2,000 SF $17,165 / 2,000 = 8.6$ REQUIRED <b>(9) MINIMUM, (46) PROVIDED</b>
EMPLOYEE SHOWERS:	1 : 20,000 SF $17,165 / 60,000 = 0.9$ REQUIRED <b>(1) PROVIDED</b>

\* "Unoccupied Areas" of the Animal Shelter include:

- Restrooms
- Vertical Circulation (elevators & stairs)
- Storage & Mechanical Rooms
- Animal Housing & Storage/Support Rooms

No human occupants using bicycles to commute to the animal shelter are expected to occupy these areas.

^ "Occupied Areas" of the Animal Shelter include areas occupied by human occupants of the building who may use bicycles to commute to the animal shelter.



1 LEVEL 1 - BIKE PARKING ROOM  
SCALE: 1/8" = 1'-0"



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 **ASCA** RCA #766  
Registered Consulting Arborist®



MCA #41801

## *Plant Healthcare Consultants, Inc.*

American Society of Consulting Arborist • International Society of Arboriculture  
Massachusetts Arborist Association • Massachusetts Tree Wardens and Foresters Association  
TREE INVENTORIES • APPRAISALS • DIAGNOSIS • TREE RISK ASSESSMENTS



BCMA #TX-1357BM



MQTW #1097

## Tree Assessment Animal Recuse League of Boston 10 Chandler St Boston, MA

Prepared for:

Lindsay Richard  
QROE PRESERVATION DEVELOPMENT (“QPD”)

Prepared by:

Daniel E. Cathcart  
Registered Consulting Arborist  
Plant Healthcare Consultants, Inc.  
134 Allen Street  
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September 24, 2024

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## Summary

I was retained to inspect 12 trees at the headquarters of the Animal Rescue League of Boston for condition and how they may tolerate or interact with the purposed construction of the new structures on the site.

Based on my education, training, and many years of experience in the field of arboriculture it is my professional opinion that with proper care and planning, the majority of the trees on the ARL site can be preserved.

Nine of the trees will be preserved and guidelines for tree protection are outlined in this report.

Three trees (#3, #4 & #9) need to be removed for they are in the footprint of the new structure.

## Introduction

### Background & History

On April 5, 2024, Ms. Lindsay Richards, of QPD, contacted my office seeking the assistance of a consulting arborist on a project in Boston, MA. Ms. Richards explained that her firm is working on a redevelopment of the Animal Rescue League ("ARL") of Boston's headquarters at 10 Chandler St, Boston, MA. Ms. Richards said she is seeking an assessment of the condition of the mature shade trees on the property.

I agreed to assist in the project and scheduled a site visit for April 10, 2024, at 8:15 am.

### Assignment

The scope of this assignment is to conduct a site visit and perform an assessment of condition of the 12 mature shade trees around the property of the ARL. I am to offer opinions and make recommendations for each tree based on my observations.

I am to compile my finding, observations, recommendations, and opinions in a written report.

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## Limits of Assignment

The recommendations and conclusions provided in this report are based on my visual observations only. I did not examine the plant's interiors, nor did I collect soil or plant tissue samples for laboratory testing.

## Purpose and Use of Report

The purpose of this report is to assist the design team in construction decisions that may limit or mitigate impact to the existing trees.

This report is the property of QPD and may be used and shared as they deem necessary.

## Observations

On April 10, 2024, at 8:15 am, I met the team at the ARL headquarters at 10 Chandler Street, Boston, MA. All photographs and observations are a result of that site visit. Google imagery was also used along with site plans provided by the client.

## Site

The location of the ARL is an urban setting. Major roadways and structures bound the property. The 12 trees in this report are located to the east and north of the current structure (see Appendix A – Site – Aerial Imagery, page 10).

## Trees

I identified 12 trees on the ARL grounds. Ten of the trees were Pin Oaks (*Quercus palustris*) of various diameter at breast height ("DBH"). The other two trees were Thornless Honeylocust (*Gleditsia triacanthos* var. *inermis*) measuring 33" and 14" in diameter.

I inspected each tree to assess condition and potential impacts of construction. Further discussion of each tree can be found in the Discussion Section of this report.

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The following table is an inventory of the trees on the site. A map of the tree location can be found in Appendix A – Site – Tree Layout, page 11).

Table 1 – Tree Inventory

Tree #	DBH in “	Common Name	Latin Name	Condition
1	33	Pin Oak	<i>Quercus palustris</i>	Good
2	35	Pin Oak	<i>Quercus palustris</i>	Fair-Good
3	30	Pin Oak	<i>Quercus palustris</i>	Good
4	33	Honeylocust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Good
5	34	Pin Oak	<i>Quercus palustris</i>	Good
6	14	Honeylocust	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Good
7	26	Pin Oak	<i>Quercus palustris</i>	Good
8	28	Pin Oak	<i>Quercus palustris</i>	Good
9	40	Pin Oak	<i>Quercus palustris</i>	Good
10	36	Pin Oak	<i>Quercus palustris</i>	Good
11	32	Pin Oak	<i>Quercus palustris</i>	Good
12	28	Pin Oak	<i>Quercus palustris</i>	Good

\*Note – Trees in red will be removed.

I photographed each tree, and they may be found in Appendix B – Photographs, pages 12 – 23.

## Tree Protection Specifications

All tree to be preserved should have an adequate tree protection zone (“TPZ”) established. This would prevent mechanical damage to the tree and protect the critical root zone (“CRZ”).

Tree protection specifications are guidelines and measures used to preserve and protect trees, particularly during construction or development activities. These specifications are essential for ensuring the health and longevity of trees, as well as maintaining their environmental and aesthetic benefits.

Below are specifications for the proposed project at the Animal Rescue League of Boston.

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## Tree protection Specification for the proposed ARL Construction Project

### 1. Tree Protection Zones (TPZ):

- a. **Establishment of TPZ:** A tree protection zone is an area around a tree where construction activities are restricted to prevent damage to the roots, trunk, and canopy. The radius of the TPZ typically depends on the tree's size. The location of this project limits the area that can be established as a TPZ. It is critical to maximize the TPZ where space allows. In this case it should not present a problem because the trees have already established themselves in tight quarters so impact to the root system should be minimized.
- b. **Marking and Fencing:** The TPZ should be clearly marked and fenced off with sturdy materials such as chain-link fencing. Signs indicating that it is a "Protected Area Keep Out" should be installed. The fence should remain in place for the entirety of the project.

### 2. Root Protection:

- a. **Avoiding Excavation:** No excavation, grading, trenching, or soil compaction should occur within the TPZ to prevent root damage.
- b. **Root Pruning:** If roots must be cut, it should be done cleanly using appropriate tools, and under the guidance of a certified arborist.
- c. **Mulching:** A thick layer of organic mulch can be applied within the TPZ to protect roots, improve soil conditions and minimize soil compaction.

### 3. Soil Protection:

- a. **Preventing Soil Compaction:** Avoid parking, storing materials, or moving heavy machinery within the TPZ to prevent soil compaction, which can damage roots and reduce soil aeration.
- b. **No Equipment, materials, supplies or spoils should be placed in the TPZ.**

### 4. Canopy Protection:

- a. **Avoiding Physical Damage:** Ensure that construction activities do not result in damage to the tree canopy. This includes avoiding contact with machinery or construction materials.
- b. **Pruning:** If branches must be pruned, it should be done following proper arboricultural practices to avoid long-term damage to the tree.

### 5. Watering and Maintenance:

- a. **Irrigation:** Ensure that trees receive adequate water during construction, especially if their root zones are disturbed or if they are in an area with limited natural rainfall.

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- b. **Monitoring:** Regularly inspect the protected trees throughout the construction process to ensure that protection measures are effective and that trees are not being adversely affected.
- 6. **Post-Construction Care:**
  - a. **Health Assessment:** After construction is completed, conduct a health assessment of the preserved trees to identify any damage or stress.
  - b. **Remedial Actions:** Implement remedial actions such as deep watering, mulching, or additional pruning if necessary.

## Discussion

Tree #1 – This tree is in good condition.

Excavation and root disturbance should be kept to a minimum of 25' from the trunk. Based on the proposed plans this tree, and its root system, should be far enough away from the excavation of the new structure to tolerate the construction. As discussed, the new structure will not have a second story element, as such, the canopy of this tree should have ample space to continue to grow and not interfere with the structure. This will reduce the need for maintenance or clearance pruning.

Tree #2 – This tree is in fair-to-good condition. The overall health is good but there are some issues that should be addresses. There are a few significant dead branches in the canopy. These should be removed to reduce the risk of them falling in the future and causing damage or injury.

Excavation and root disturbance should be kept to a minimum of 25' from the trunk. Based on the proposed plans this tree, and its root system, should be far enough away from the excavation of the new structure to tolerate the construction. As discussed, the new structure will not have a second story element, as such, the canopy of this tree should have ample space to continue to grow and not interfere with the structure. This will reduce the need for maintenance or clearance pruning.

Tree #3 – While the tree is in good condition, removal of the tree is required per the building plans.

Tree #4– While the tree is in good condition, removal of the tree is required per the building plans.

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Tree #5 – This tree is in good condition. I believe any work near this tree will have little impact on the tree. The root system is most likely developed away from the potential work zone (under the parking lot) so excavation should result in minimal root impact.

Tree #6 – This is a public shade tree and property of the City of Boston. It is in good condition. It is far enough away from proposed construction and the recommended tree protection should minimize any negative impact on the tree.

Tree #7 – This tree is in good condition. I believe any work near this tree will have little impact on the tree. The root system is most likely developed away from the potential work zone (under the parking lot) so excavation should result in minimal root impact.

Tree #8 – This tree is in good condition. I believe any work near this tree will have little impact on the tree. The root system is most likely developed away from the potential work zone (under the parking lot) so excavation should result in minimal root impact.

Tree #9 – While the tree is in good condition, removal of the tree is required per the building plans.

Tree #10 – This tree is in good condition. Plans show that little excavation or impact to the root system are planned. The area around the tree may be repurposed. This tree is on a location within a retaining wall/planting box type structure. The wall on the west and south sides can be removed if regrading makes the site more usable but I don't recommend removing the wall on the east and north side.

Tree #11 – This tree is in good condition. Plans show low-to-no impact on this tree.

Tree #12 – This tree is in good condition. Plans show low-to-no impact on this tree.

## Mitigation

Mitigation is required to compensate for the three removed trees. Mitigation is determined by inches of DBH removed. The removed trees are summarized below:

Tree #	Species	DBH
3	Pin Oak	33
4	Honeylocust	33
9	Pin Oak	49
Total		115

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## Conclusion

Based on my education, training, and many years of experience in the field of arboriculture it is my professional opinion that with proper care and planning, the nine trees scheduled to be protected on the ARL site can be preserved.

Three of the trees (#3, #4 & #9) need to be removed for they are in the footprint of the new structure.

A tree protection plan has been outlined in this report and should increase the likelihood of the protected trees surviving the construction project.

## Recommendations

Based on my observations and the proposed plans I was provided, as I understand them, I make the following recommendation:

Tree #2 – Prune the dead branches from the tree to reduce risk levels.

Tree #3 – Remove.

Tree #4 – Remove.

Tree #9 – Remove.

Tree #10 – This tree can either be left as is, or if design plans require it, removal of the wall to the north and west may be removed to slope the grade and make more useable space.

All trees to be preserved should have a TPZ around the trees. This TPZ should encompass the CRZ of the tree. A semi-permanent fence – chain-link or similar – should be in place around the TPZ for the entire construction period. Signage stating “Tree Protection Area – Keep Out” or similar should be placed on the TPZ fencing. No storage of material, equipment or supplies should be store in the TPZ.

All tree care operation should be performed by a tree care company familiar with pruning and tree removal operations. The company should have a certified arborist on staff to oversee the operations.

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## Glossary of Terms

ASCA	American Society of Consulting Arborists, professional association of arborist specializing in arboricultural consulting
Branch Union	The structural union of a lateral branch to the tree stem.
Canopy	The part of the crown composed of leaves and small twigs.
Certified Arborist	A professional arborist possessing current certification issued by the Massachusetts Arborists Association (MAA) and/or the International Society of Arboriculture (ISA)
Clinometer	A device used to measure the height of an object
Co-dominant	Stems or branches, equal in size and relative importance usually associated with either the trunk/stems or scaffold limbs/ branches in the crown.
Crown	The upper part of a tree, measured from the lowest branch, including all the branches and foliage
DBH	Stands for Diameter Breast Height. The diameter of a tree measured at 4.5 feet above the ground.
Dripline	Perimeter of the area under a tree including the branches and leaves
Establishment	The process of a tree becoming acclimated to a new environment, usually correlating the new root development that can sustain normal biological functions of the tree
Included Bark	An inherent weak point where two or more stems grow independently pressing on one another
ISA	International Society of Arborists, a global, professional association of arborist
Level II Tree Risk	A visual assessment only. The tree is inspected from the Assessment ground only and diagnostic tools used
Level III Tree Risk Assessment	I more intensive inspection of the tree using diagnostic tool, such as a Resistograph and may also include inspection in the tree canopy
Pruning	Systematic removal of branches of a plant usually a woody perennial
RCA	Registered Consulting Arborist, a credential issued by ASCA to an arborist that has demonstrated higher skills in certain technical areas related to trees and tree care, providing objective, independent opinions, with training for higher communication, presentation, and/or report writing skills.

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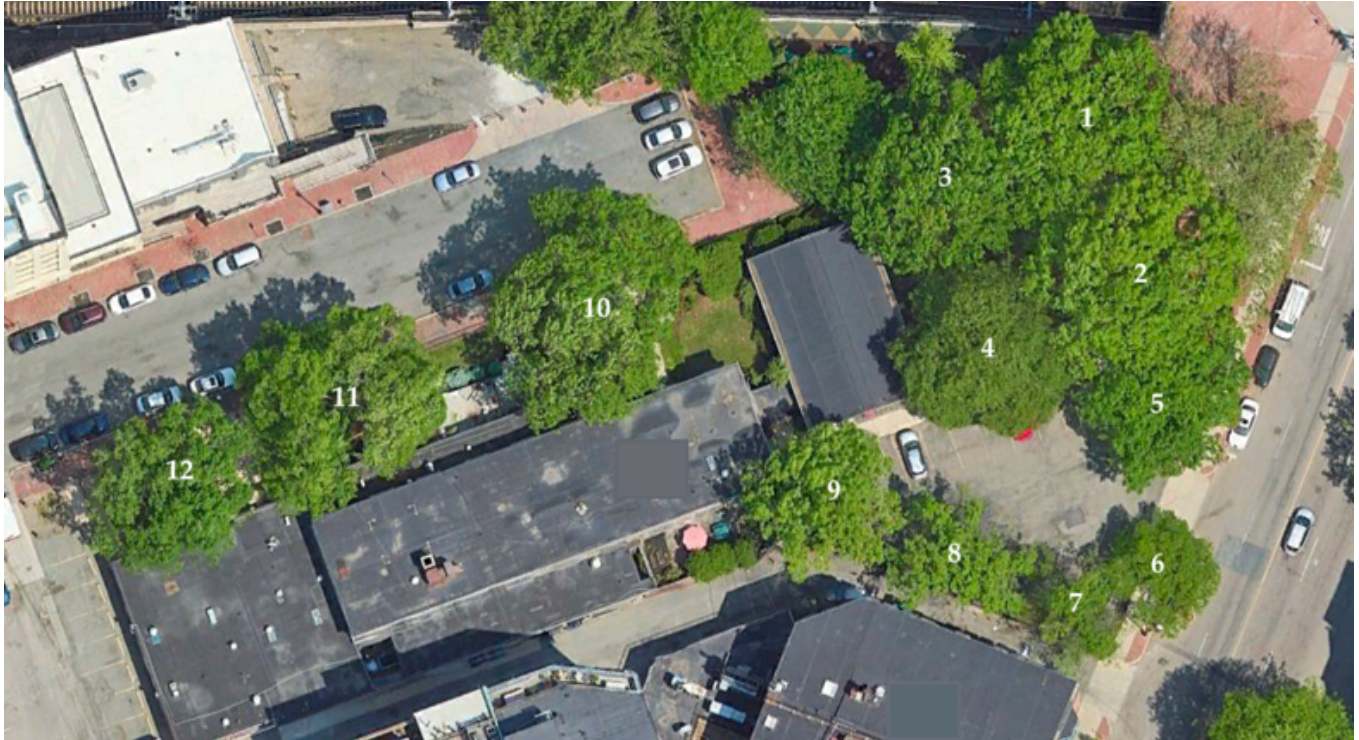
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## Appendix A – Site

Approximate location of trees on site.



Google Earth Online Imagery 1

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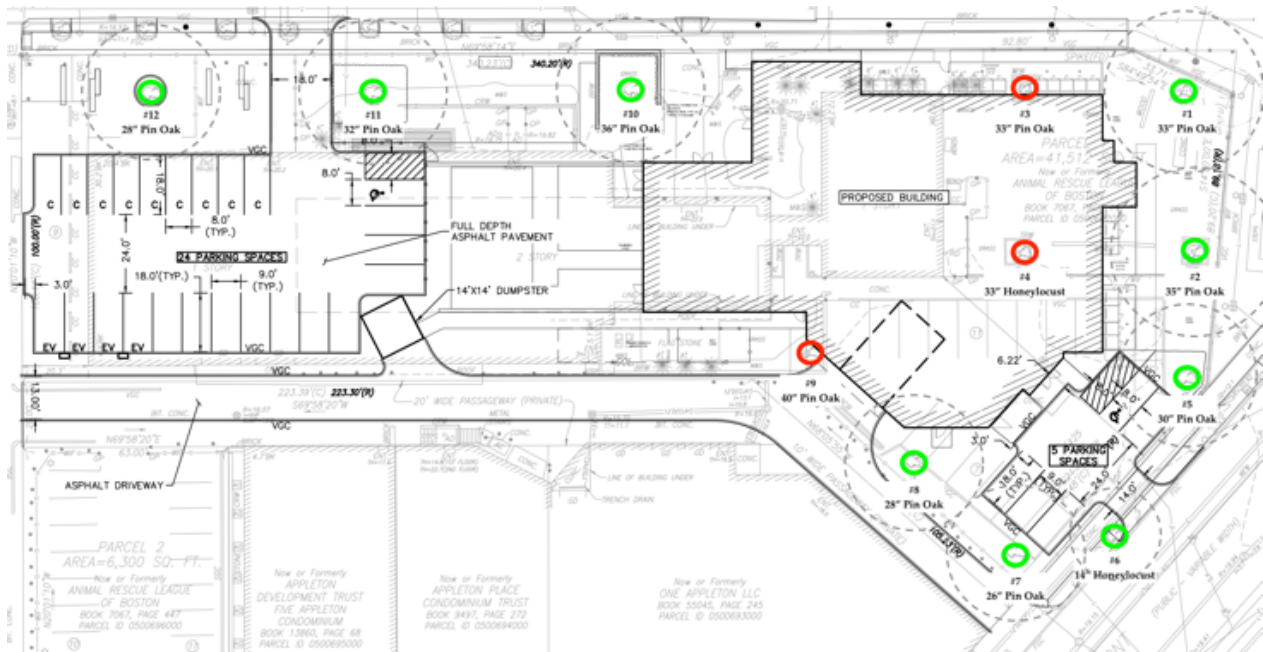


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## Tree Layout

Trees denoted in green will be preserved and include TPZ.

Trees denoted in red will be removed.



Tree Layout

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## Appendix B – Photographs



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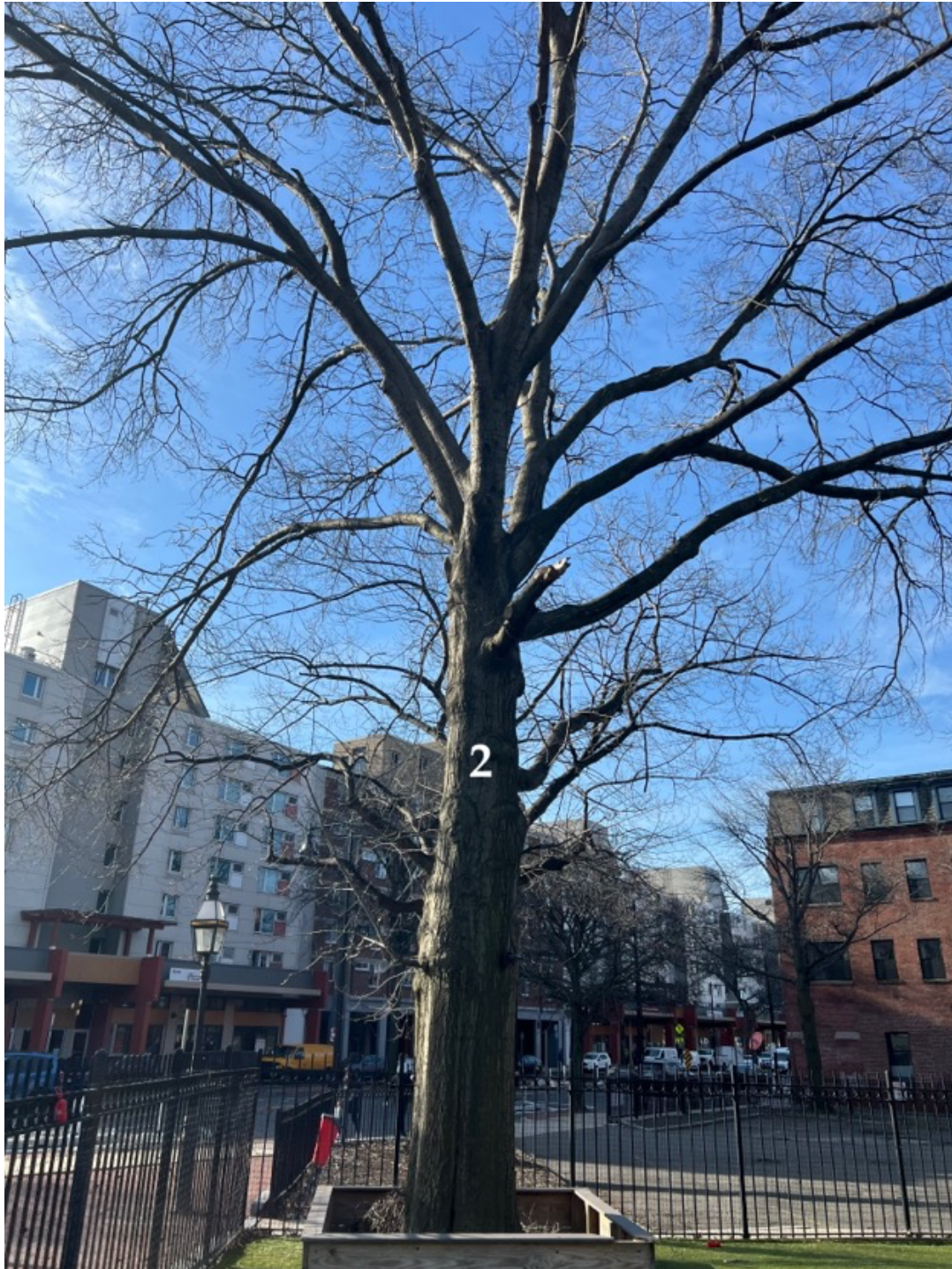
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## Appendix C - Assumptions and Limited Conditions

1. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Unless required by law, otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
5. Unless required by law, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant-particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
6. This report expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
7. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by *Plant Healthcare Consultants, Inc.* as to the sufficiency or accuracy of said information.
8. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring unless otherwise specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

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## Appendix D - Certification of Performance

Plant Healthcare Consultants, Inc. certify that:

1. We have personally inspected the tree and property referred to in this report and have stated our findings accurately.
2. We have no current or prospective interest in the trees or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are our own and are based on current scientific procedures and facts.
4. Our analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to us, except as indicated within the report.
6. Our compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

We further certify that Plant Healthcare Consultants, Inc. is a member in good standing of the Massachusetts Arborist Association, American Society of Consulting Arborists, the International Society of Arboriculture and Massachusetts Tree Wardens and Foresters Association. We have been involved in the field of Arboriculture for over 30 years.



*Daniel E. Cathcart*

ASCA Registered Consulting Arborist® #766  
ISA Board Certified Master Arborist® #TX-1357BM  
ISA Certified Arborist Municipal Specialist®  
ISA Tree Risk Assessment Qualified  
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# APPENDIX

## 01: ACCESSIBILITY CHECKLIST



## **ARTICLE 80 – ACCESSIBILITY CHECKLIST**

### **A Requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process**

The Mayor's Commission for Persons with Disabilities works to reduce architectural barriers that impact accessibility in Boston's built environment. This Checklist is intended to ensure that accessibility is planned at the beginning of projects, rather than after a design is completed. It aims to ensure that projects not only meet minimum MAAB/ADA requirements, but that they create a built environment which provides equitable experiences for all people, regardless of age or ability.

All BPDA Small or Large Project Review, including Institutional Master Plan modifications, must complete this Checklist to provide specific detail and data on accessibility. An updated Checklist is required if any project plans change significantly.

For more information on compliance requirements, best practices, and creating ideal designs for accessibility throughout Boston's built environment, proponents are strongly encouraged to meet with Disability Commission staff prior to filing.

#### **Accessibility Analysis Information Sources:**

1. Age-Friendly Design Guidelines - Design features that allow residents to Age in Place  
<https://www.enterprisecommunity.org/download?fid=6623&nid=3496>
2. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design  
[http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)
3. Massachusetts Architectural Access Board 521 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
4. Massachusetts State Building Code 780 CMR  
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
5. Massachusetts Office of Disability – Disabled Parking Regulations  
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
6. MBTA Fixed Route Accessible Transit Stations  
[http://www.mbta.com/riding\\_the\\_t/accessible\\_services/](http://www.mbta.com/riding_the_t/accessible_services/)
7. City of Boston – Complete Street Guidelines  
<http://bostoncompletestreets.org/>
8. City of Boston – Mayor's Commission for Persons with Disabilities  
<http://www.boston.gov/disability>
9. City of Boston – Public Works Sidewalk Reconstruction Policy  
[http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf)
10. City of Boston – Public Improvement Commission Sidewalk Café Policy  
[http://www.cityofboston.gov/images\\_documents/Sidewalk\\_cafes\\_tcm3-1845.pdf](http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf)
11. International Symbol of Accessibility (ISA)  
<https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/guidance-on-the-isa>
12. LEED – Pilot Credits for Social Equity and Inclusion  
<https://www.usgbc.org/articles/social-equity-pilot-credits-added-leed-nd-and-leed-om>

#### **Glossary of Terms:**

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional requirements set forth by MAAB 521 CMR: Section 8.4
3. **Age-Friendly** – Implementing structures, settings and policies that allow people to age with dignity and respect in their homes and communities
4. **Housing – Group 1 Units** – Residential Units that contain features which can be modified without structural change to meet the specific functional needs of an occupant with a disability, per MAAB 521 CMR: Section 9.3
5. **Housing – Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
6. **Ideal Design for Accessibility** – Design which meets, as well as exceeds, compliance with AAB/ADA building code requirements
7. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
8. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way in Boston. For more information visit: <https://www.boston.gov/pic>
9. **Social Equity LEED Credit** – Pilot LEED credit for projects that engage neighborhood residents and provide community benefits, particularly for persons with disabilities
10. **Visitability** – A structure that is designed intentionally with no architectural barriers in its common spaces (entrances, doors openings, hallways, bathrooms), thereby allowing persons with disabilities who have functional limitations to visit

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Today's Date: 09/09/2024		Your Name and Title:	
<b>1. Project Information:</b> If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.			
Project Name:		ARL of Boston	
Project Address(es):		10 Chandler St, Boston, MA 02116	
Total Number of Phases/Buildings:		1 Phase / 1 Building	
Primary Contact: (Name / Title / Company / Email / Phone):		Robert Baldwin / Managing Principal / QPD / rbaldwin@qpdco.com / 617-388-7750	
Owner / Developer:		ARL of Boston	
Architect:		Animal Arts Design Studios	
Civil Engineer:		Nitsch Engineering	
Landscape Architect:		Kyle Zick Landscape Architecture, Inc.	
Code Consultant:		SLS Consulting, LLC	
Accessibility Consultant (If you have one):		SLS Consulting, LLC	
What stage is the project on the date this checklist is being filled out?		SPRA / PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted
		BPDA Board Approved or other: _____	
<b>2. Building Classification and Description:</b> This section identifies preliminary construction information about the project including size and uses.			
What are the dimensions of the project? See below:			
Site Area:	41,512 SF	Building Area:	30,444 GSF
First Floor Elevation:	20'-0"	Any below-grade space	Yes / <input checked="" type="checkbox"/> No
What is the construction classification?	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Renovation	<input type="checkbox"/> Addition <input type="checkbox"/> Change of Use
Do you anticipate filing any variances with the MAAB (Massachusetts Architectural Access Board) due to non-compliance with 521 CMR?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
If yes, is the reason for your MAAB variance: (1) technical infeasibility, OR (2) excessive and unreasonable cost without substantial benefit for persons with disabilities? Have you met with an accessibility consultant or Disability Commission to try to achieve compliance rather than applying for a variance? Explain:	<del>(1)</del> OR <del>(2)</del>		



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What are principal building uses? (using IBC definitions, select all appropriate that apply):	Residential – One - Three Unit	Residential - Multi-unit, Four+	Institutional	Educational
	<b>Business</b>	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other	Other:	
List street-level uses of the building:	Animal adoption, staff entrance, animal clinic entrance, storage & facility support			
<b>3. Accessibility of Existing Infrastructure:</b> <i>This section explores the proximity to accessible transit lines and institutions. Identify how the area surrounding the development is accessible for people with mobility impairments, and analyze the existing condition of the accessible routes to these sites through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	ARL of Boston is located in the South End neighborhood with minimal changes in grade.			
List the surrounding accessible MBTA transit lines and their proximity to development site, including commuter rail, subway stations, and bus stops:	Nearby transit routes include Tufts (Orange Line) 0.4 miles, and Back Bay (Orange Line, Framingham/Worcester, Franklin/Foxboro, Needham, Providence/Stoughton) 0.4 miles. Bus line 43, Tremont St @ Appleton St., 0.1 miles is the closest transit stop.			
List surrounding institutions and their proximity: hospitals, public housing, elderly and disabled housing, educational facilities, others:	Hospital: Tufts Medical Center, 0.4 miles Public Housing: Boston Housing Authority, 0.8 miles Elderly/Disabled Housing: St. Helena's House, 0.7 miles School: William McKinley School, 0.3 miles Veterinary Services: ARL of Boston, 0 miles			
List surrounding government buildings and their proximity: libraries, community centers, recreational facilities, and related facilities:	Library: BPL, Central 0.6 miles Community Center: Blackstone Community Ctr, 0.7 miles Playground: Ellis Memorial Park, 0.0 miles Park: Eliot Norton Park, 0.3 miles			
<b>4. Surrounding Site Conditions – Existing:</b> <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i>				
Is the development site within a formally recognized historic district? <b>If yes</b> , which one?	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px;"><b>YES</b></div> <div>NO</div> </div> South End Landmarks District, LHD			
Are there existing sidewalks and pedestrian ramps at the development site? <b>If yes</b> , list the existing sidewalk and pedestrian ramp slopes, dimensions, materials, and physical	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px;"><b>YES</b></div> <div>NO</div> </div> All existing sidewalks and pedestrian slopes will be <b>reconstructed</b> as concrete, sloped to meet code requirements. There are no pedestrian ramps at the site. All sloped walkways will be under 5% grade.			

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condition:		
Are the sidewalks and pedestrian ramps existing-to-remain? <b>If yes</b> , have they been verified as ADA/MAAB compliant (with yellow composite detectable warnings, cast in concrete)? <b>If yes</b> , provide description and photos. <b>If no</b> , explain plans for compliance:	YES	<b>NO</b>
All existing sidewalks and pedestrian slopes will be reconstructed as concrete, sloped to meet code requirements. There are no pedestrian ramps at the site. All sloped walkways will be under 5% grade.		
<b>5. Surrounding Site Conditions – Proposed</b> <i>This section identifies the proposed condition of the sidewalks and pedestrian ramps around the development site. Ideal sidewalk width contributes to lively pedestrian activity, allowing people to walk side by side and pass each other comfortably walking alone, in pairs, or using a wheelchair or walker.</i>		
Are the proposed sidewalks consistent with Boston Complete Streets? <b>If yes</b> , choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard. Explain:	<b>YES</b>	NO
Tremont Street: Downtown Mixed-Use Chandler Street: Neighborhood Residential  Tremont Street in the South End is used as an example of a Downtown Mixed-Use street type. Chandler Street is a narrow, dead-end street with on-street parking.		
What are the total dimensions and slopes of the proposed sidewalks? List the widths of each proposed zone: Frontage, Pedestrian and Furnishing Zone:	<b>Frontage:</b> Tremont Street 0' to building face; +/- 40' to parking  <b>Pedestrian:</b> 8'  <b>Furnishing:</b> 3'-11" to 4'-3"	Chandler Street 3'-5" to 34'  5'  4'-3" min.
List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?	<b>Frontage:</b> Tremont Street Vegetation, bituminous concrete at parking area  <b>Pedestrian:</b> Concrete  <b>Furnishing:</b> Brick pavers	Chandler Street Vegetation, turf  Concrete  Brick Pavers  Frontage materials on private property. Pedestrian and Furnishing zone materials on City of Boston pedestrian right-of-way.
Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <b>If yes</b> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	YES	<b>NO</b>
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	YES	<b>NO</b>
Not Applicable		



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<p>Will any portion of this project be going through the Public Improvement Commission (PIC)? <b>If yes</b>, identify PIC actions and provide details:</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES    NO         </div> <p>The project will be filing Specific Repair Plans to the PIC for sidewalks on Chandler Street &amp; Tremont Street.</p>
<p><b>6. Building Entrances, Vertical Connections, Accessible Routes, and Common Areas:</b>  <i>The primary objective in ideal accessible design is to build smooth, level, continuous routes and vertical connections that are integrated with standard routes, not relocated to alternate areas. This creates universal access to all entrances and spaces, and creates equity for persons of all ages and abilities by allowing for “aging in place” and “visitability” (visiting neighbors).</i></p>	
<p>Are all of the building entrances accessible? Describe the accessibility of each building entrance: flush condition, stairs, ramp, lift, elevator, or other. If all of the building entrances are <b>not accessible</b>, explain:</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES    NO         </div> <p>All building entrances are at grade with flush entrance conditions.</p>
<p>Are all building entrances well-marked with signage, lighting, and protection from weather?</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES    NO         </div> <p>All building entrances will be marked with signage, and code required lighting. Weather protection is provided at all public entrances.</p>
<p>Are all vertical connections located within the site (interior and exterior) integrated and accessible? Describe each vertical connection (interior and exterior): stairs, ramp, lift, elevator, or other. If all the vertical connections are <b>not integrated and accessible</b>, explain:</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES    NO         </div> <p>All vertical connections will be integrated and accessible. All entrances from the exterior lead to public and private elevators for visitors and staff, and all stairways and interior ramps will meet accessibility requirements.</p>
<p>Are all common spaces in the development located on an accessible route? Describe:</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES    NO         </div> <p>All common spaces will be located on an accessible route, accessed at grade via accessible entrances or throughout the building via accessible vertical and horizontal paths.</p>
<p>Are all of the common spaces accessible for persons with mobility impairments? (Examples: community rooms, laundry areas, outdoor spaces, garages, decks/roof decks):</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES    NO         </div> <p>All common spaces throughout the building will be accessible for persons with mobility impairments.</p>
<p>What built-in features are provided in common public spaces? (Examples: built-in furnishings such as tables, seating; countertop heights, outdoor grills and benches). Are these accessible? Do benches and seats have armrests? Describe:</p>	<p>Common public spaces include built-in desks. All built-in desks will include accessible means of approach and interaction with all necessary functions of the desk.</p>

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<p><b>If this project is subject to Large Project Review/Institutional Master Plan</b>, describe the accessible routes way-finding / signage package:</p>	<p>Project is subject to Small Project Review only.</p>	
<p><b>7. Accessible Housing Units (If applicable) – Residential Group 1, Group 2, and Hospitality Guestrooms</b>  <i>In order to create accessible housing and hospitality rooms, this section addresses the number of accessible units that are proposed for barrier-free housing and hotel rooms in this development.</i></p>		
<p>What is the total number of proposed housing units or hotel rooms for this development?</p>		
<p><b>If a residential development</b>, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</p>		
<p><b>If a residential development</b>, will all units be constructed as MAAB Group 1* units, which have blocking and other built-in infrastructure that makes them adaptable for access modifications in the future? (*this is required in all new construction):</p>	<p>YES</p>	<p>NO</p>
<p><b>If a residential development</b>, how many fully built-out ADA (MAAB Group 2) units will there be? (requirement is 5%):</p>		
<p><b>If a residential development</b>, how many units will be built-out as ADA/MAAB sensory units? (requirement is 2%):</p>		
<p><b>If a residential development</b>, how many of the fully built-out ADA (MAAB Group 2) units will also be IDP units? <b>If none</b>, explain:</p>		
<p><b>If a hospitality development</b>, how many of the accessible units will feature a wheel-in shower? Will accessibility features and equipment be built in or provided (built-in bench, tub seat, etc.)? <b>If yes</b>, provide details and location of equipment:</p>		
<p>Do the proposed housing and hotel units that are standard, non-ADA units (MAAB Group 1) have any architectural barriers that</p>	<p>YES</p>	<p>NO</p>



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would prevent entry or use of the space by persons with mobility impairments? (Example: stairs or thresholds within units, step up to balcony, etc.). <b>If yes, explain:</b>	
<b>8. Accessible Parking:</b> <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirements and the Massachusetts Office of Disability Disabled Parking Regulations.</i>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage? Will they be mechanically stacked? Explain:	(25) spaces on-grade.
How many of these parking spaces will be designated as Accessible Parking Spaces? How many will be "Van Accessible" spaces with an 8 foot access aisle? Describe:	(2) spaces will be accessible as Van Accessible with 8' aisle. See attachments for locations.
Will visitor parking be provided? <b>If yes</b> , where will the accessible visitor parking be located?	<div style="text-align: right;">YES   NO</div> Visitor parking is on site.
Has a drop-off area been identified? <b>If yes</b> , where is it located, and is it wheelchair accessible?	<div style="text-align: right;">YES   NO</div> No drop-off area, public & staff parking areas are connected to the main entrances with an accessible path.
<b>9. Community Impact:</b> <i>Accessibility and inclusion extend past required compliance with building codes to providing an overall development that allows full and equal participation of persons with disabilities and older adults.</i>	
Has the proponent looked into either of the two new LEED Credit Pilots for (1) Inclusion, or (2) Social Equity – with a proposal that could increase inclusion of persons with disabilities? <b>If yes</b> , describe:	<div style="text-align: right;">YES   NO</div> This project will not be pursuing LEED certification.
These new LEED Pilot Credits may be awarded for filling out this checklist and evaluating ways to add features to your design that will increase equity for persons with disabilities. Have you looked at this list to assess the feasibility of adding any of these features?	<div style="text-align: right;">YES   NO</div> This project will not be pursuing LEED certification.

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<p>Is this project providing funding or improvements to the surrounding neighborhood or to adjacent MBTA Station infrastructure? (Examples: adding street trees, building or refurbishing parks, adding an additional MBTA elevator or funding other accessibility improvements or other community initiatives)? <b>If yes</b>, describe:</p>	<div style="text-align: right;"> <input checked="" type="checkbox"/> YES    <input type="checkbox"/> NO         </div> <p>The project is a full renovation of the Animal Rescue League of Boston's animal shelter which provides animal adoption services to the Greater Boston Community. The project will be a modernization of the existing facility which does not currently meet the needs of the organization or the needs of animal adopters throughout the area.</p>
<p>Will any public transportation infrastructure be affected by this development, during and/or post-construction (Examples: are any bus stops being removed or relocated)? <b>If yes</b>, has the proponent coordinated with the MBTA for mitigation? Explain:</p>	<div style="text-align: right;"> <input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO         </div> <p>No relocation or removal of transit stops.</p>
<p>During construction, will any on-street accessible parking spaces be impacted (during and/or post-construction)? <b>If yes</b>, what is the plan for relocating the spaces?</p>	<div style="text-align: right;"> <input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO         </div>
<p>Has the proponent reviewed these plans with the City of Boston Disability Commission Architectural Access staff? <b>If no</b>, will you be setting up a meeting before filing?</p>	<div style="text-align: right;"> <input type="checkbox"/> YES    <input checked="" type="checkbox"/> NO         </div>
<p><b>10. Attachments</b></p> <p><i>Include a list of all documents you are submitting with this Checklist – drawings, diagrams, photos, or any other materials that describe the accessible and inclusive elements of this project.</i></p>	
<p>Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances. <b>See site plan attachment.</b></p>	
<p>Provide a diagram of the accessible route connections through the site, including distances. <b>See site plan attachment.</b></p>	
<p>Provide a diagram the accessible route to any roof decks or outdoor space (if applicable). <b>See site plan attachment.</b></p>	
<p>Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. <b>N/A</b></p>	
<p>Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.</p> <ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> <li>•</li> </ul>	

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to ensure that all buildings,



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sidewalks, parks, and open spaces are welcoming and usable to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions about this checklist, or for more information on best practices for improving accessibility and inclusion, visit [www.boston.gov/disability](http://www.boston.gov/disability), or contact our Architectural Access staff at:

[ADA@boston.gov](mailto:ADA@boston.gov) | [patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov) | [sarah.leung@boston.gov](mailto:sarah.leung@boston.gov) |  
617-635-3682 (phone) | 617-635-2726 (fax) | 617-635-2541 (tty)

The Mayor's Commission for Persons with Disabilities  
Boston City Hall, One City Hall Square, Room 967, Boston MA 02201

**Updated: October, 2019**